



STATE OF WASHINGTON
DEPARTMENT OF LICENSING
PO Box 9015 • Olympia, Washington 98507-9015

HOME INSPECTOR ADVISORY LICENSING BOARD
MEETING MINUTES

Date: March 23, 2010

Place: WSLCB – Distribution Center
4401 E. Marginal Way S
Seattle, WA 98134

Call to order: 9:30 a.m.

Attendance: Board- Bruce MacKintosh, Chair; David Pioli, Vice Chair; Stephen Cancler; William Meyer; Michael O’Handley; Steven Smith; Deb Wenneman
DOL Staff- Rhonda Myers, Home Inspector Program Manager; Chris Waterman, Home Inspector Program Support Staff

A. Roll call

Bruce MacKintosh acknowledged that William Meyer was late due to transportation issues from SeaTac Airport.

B. Public comments

Kevin Pierce spoke about quality control service, cosmetic walks, buyer walk through, warranty administrations and pre-closing walks.

Greg McCarrel requested the Board issue an opinion on home inspector assistants/helpers.

C. Approval of minutes

Minutes from the 12/08/2009 and 03/23/2010 meetings were accepted as submitted.

D. Use of designation – “certified home inspector”

A motion was introduced to write a new rule in regards to the term “certified home inspector”: Any marketing material used by home inspectors may not be misleading when describing a home inspector’s qualifications. Any copy describing a home inspector as certified must be accompanied by language that clarifies what professional organization or franchise bestowed the certification. The Washington Home Inspector Advisory Licensing Board is the only recognized home inspection related board in Washington and does not certify home inspectors. Language that leads the public to believe the home inspector is certified or endorsed by the state of Washington or the Home Inspector Advisory Licensing Board shall not be used and the term “board certified” is expressly prohibited.

Motion approved.

E. Builders quality control review

The Board discussed a draft rule on builder’s quality control reviews.
The Board will continue to review the draft rule.

F. Pre-closing walk throughs, documented punch list provided to buyers, administer builder one-year limited warranties

The Board will form an opinion on quality control services, builders quality control reviews, pre-closing walk throughs, punch lists, and warranty administration at a later board meeting.

G. Third party inspectors, relocation company inspections – other states

A motion was introduced to write a new rule:

Any person providing an inspection, review, or evaluation of a residence that makes three or more observation that falls substantially in the standards of practice...

Motion failed to get a second.

H. Request from licensees for home inspector logo

The Board determined they were not in the logo business, and elected not to pursue this issue.

I. WAC 308-408C – Washington Standards of Practice vs. Standards of Practice from professional organizations as it relates to continuing education course submittals

Rhonda Myers reported to that a course was submitted stating that the vendor's organization Standards of Practice did not exceeded the Washington Home Inspector Standards of Practice. The course was denied approval because the organization failed to reference the Washington Home Inspector Standards of Practice.

J. Board-generated complaints – home inspectors

Rhonda Myers updated the Board regarding pending investigations into complaints and explained the complaint and investigation process.

K. New printing of the Carson Dunlop texts – home inspector series

Rhonda Myers presented the board with an email from Ande Lowden from Kaplan regarding the usage of newly printed editions of the Carson Dunlop textbooks for home inspector courses.

L. RCW 18.280.070 Exemption from licensing – The following persons are exempt from licensing requirements of this chapter when acting within the scope of their license or professions; (1) Engineers; (2) Architects; (3) Electricians licensed under chapter 19.28.RCW; (4) Plumbers licensed under chapter 18.106 RCW; (5) Pesticide operators licensed under chapter 17.21 RCW; (6) Structural pest inspectors licensed under chapter 15.58 RCW; or (7) Certified real estate appraisers licensed under chapter RCW 18.140

Dave Pioli recommended the Board clarify the exemptions from licensing by rule.

Rhonda recommended that the Board hold from forming new rule until a review is done from the Department of Licensing Director/Assistant Director and the Office of the Attorney General.

M. Home inspector instructor qualifications

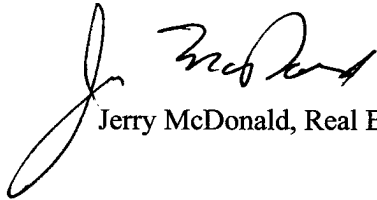
William Meyer reported that the Education Sub-committee addressed instructor qualification but did not come to an agreement on the standards. Meyer recommended the Board form instructor qualifications in the near future. Bruce MacKintosh requested William Meyer prepare a proposal for instructor qualifications.

N. Other business

- Digital signatures
Bruce MacKintosh presented a question he received from a fellow home inspector of whether digital signatures were acceptable. Rhonda Myers affirmed that DOL accepts and supports digital signatures.
- Standards of Practice – Air Conditioning Units
A motion was introduced to amend WAC 308-408C-130 (2) (b) (iii) by deleting “Wall or” from: (iii) ~~Wall or~~ window-mounted air-conditioning units.
Motion approved.

O. Adjourn 12:54 p.m.

Submitted,

A handwritten signature in black ink, appearing to read "Jerry McDonald", written over a horizontal line.

Jerry McDonald, Real Estate Administrator